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DATE: December 24, 2002

January 8, 2003

CONCLUSION: The declaration of surplus generally conforms with the Comprehensive Plan.

GENERAL INFORMATION:

North: Commercial B-4
South: Commercial B-4/Historic Preservation District (Haymarket Landmark Dist.)

East: Commercial B-4
West: Commercial B-4/Historic Preservation District (Haymarket Landmark Dist.)

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Lincoln/Lancaster County Comprehensive Plan designates this area as "Commercial."

"During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility's operation, the process followed in making the decision, and the timing of the action." (page F 131)

HISTORY:

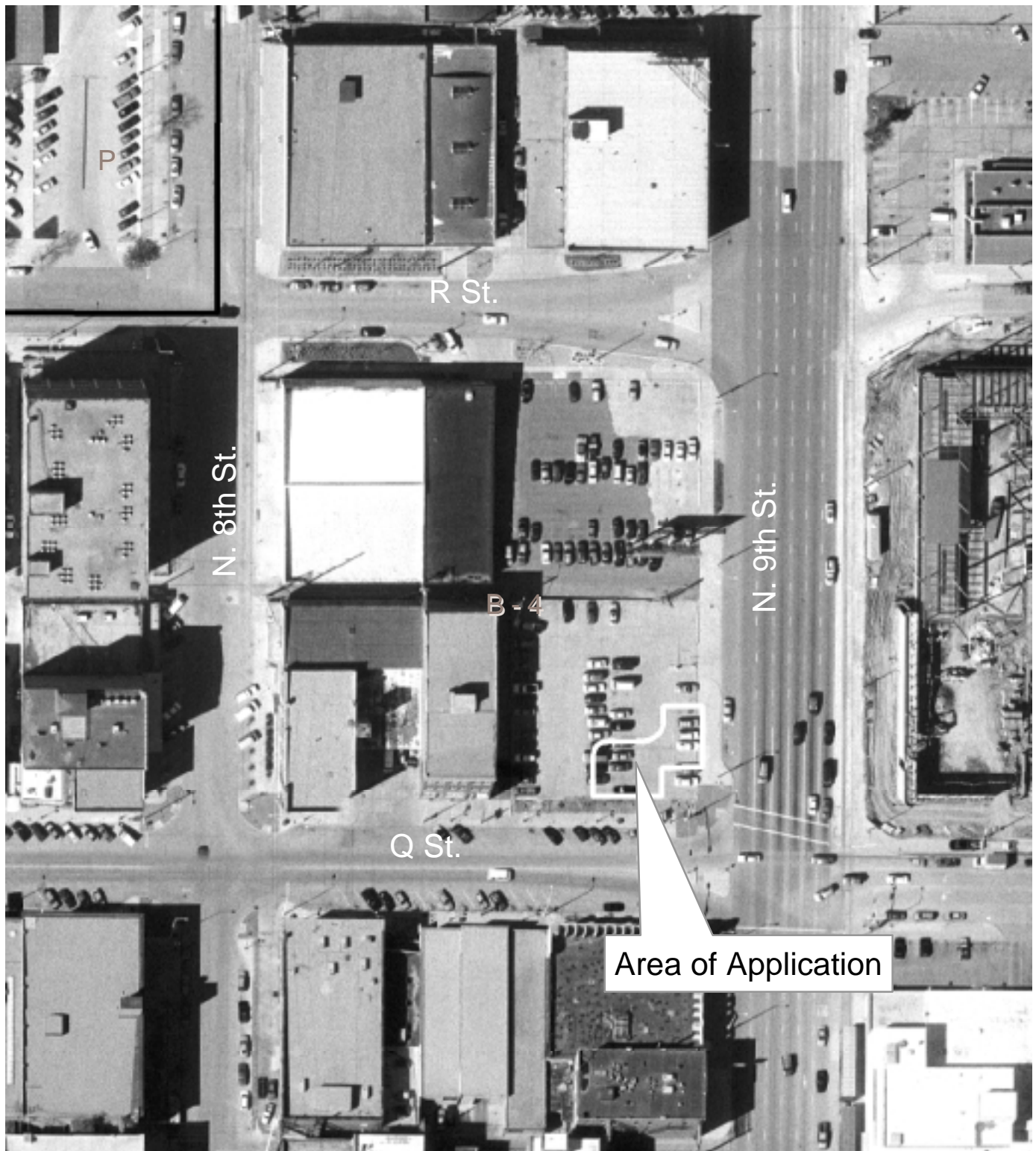
October, 2001: The City of Lincoln entered into a Purchase Agreement with B & J Partnership, Ltd., for property at 9th and "Q" for the Haymarket Parking Garage. The City of Lincoln entered into an Exchange Subagreement that requires the transfer of the first level building shell space consisting of approximately 3,000 square feet to B & J Partnership for the purposes of a commercial operation.

ANALYSIS:

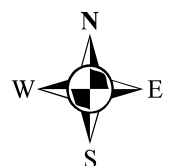
1. The City Law Department has requested a declaration of surplus for the retail area located on the first floor of the Haymarket Parking Garage. The declaration of surplus finding is required before the ownership of the building can be transferred to satisfy the Exchange Subagreement between the City of Lincoln and B & J Partnership Ltd., that the City approved in October, 2001. There is one property included in this declaration of surplus. A declaration of surplus permits the City to meet requirements of the Purchase Agreement.

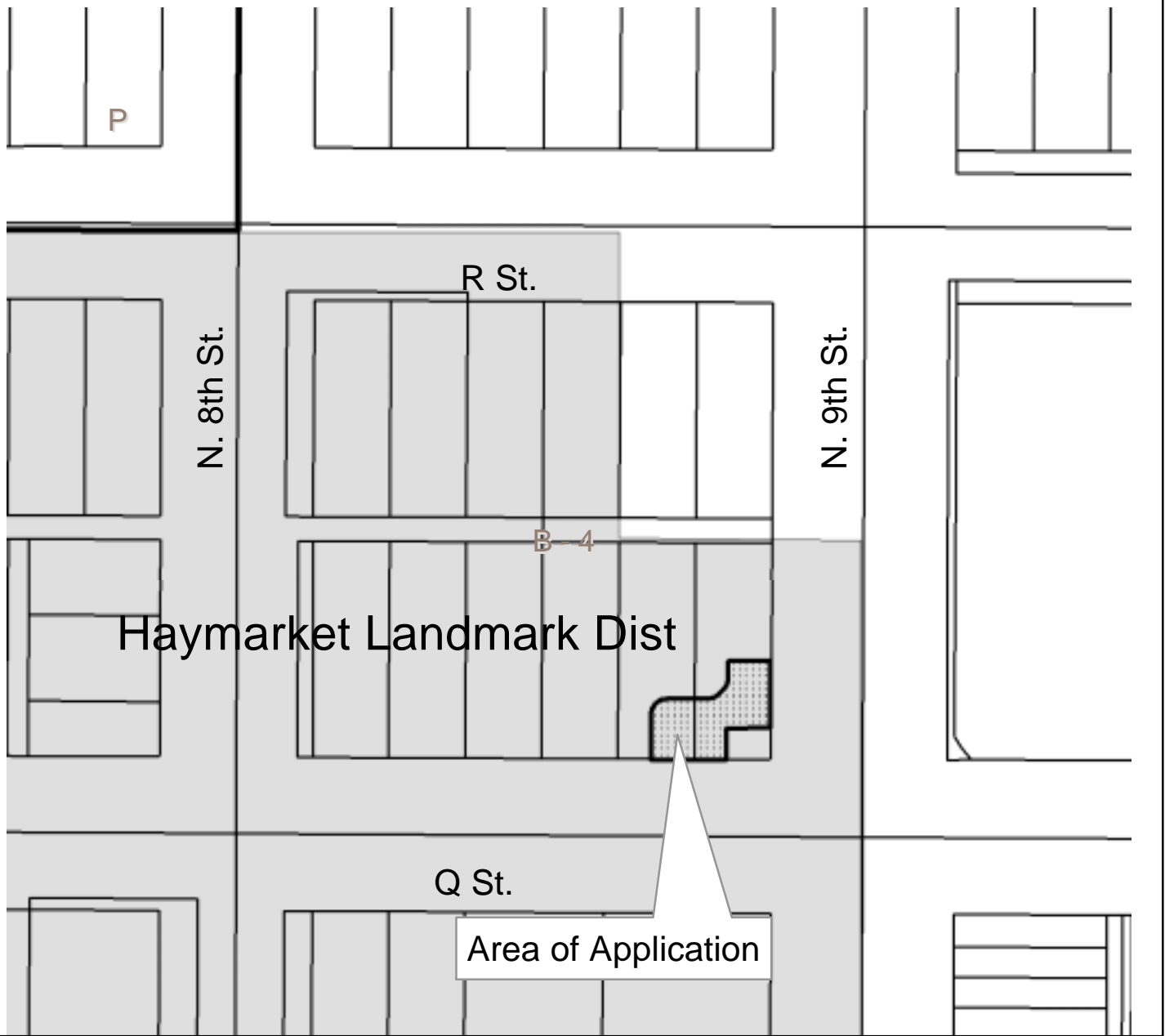
Prepared by:

Duncan L. Ross, AICP
Planner



Comp. Plan Conformance #02011
Haymarket Parking Garage
N. 9th & R St.

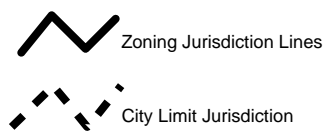
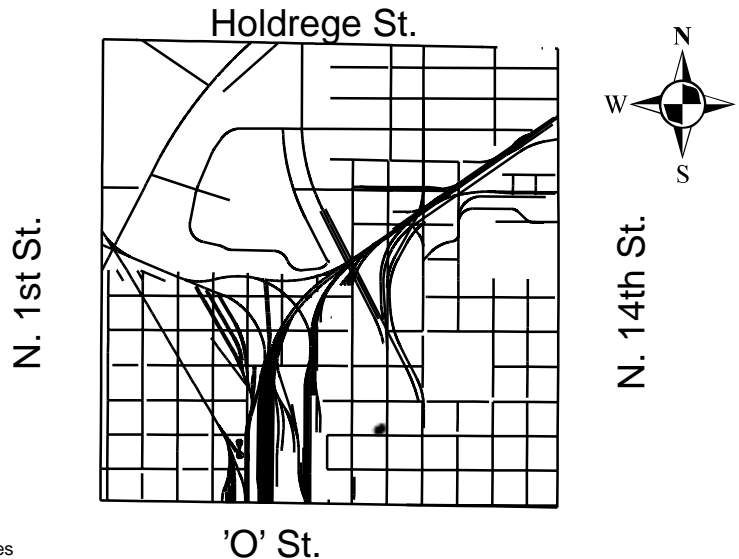




Comp. Plan Conformance #02011 **Haymarket Parking Garage** **N. 9th & R St.** **Zoning:**

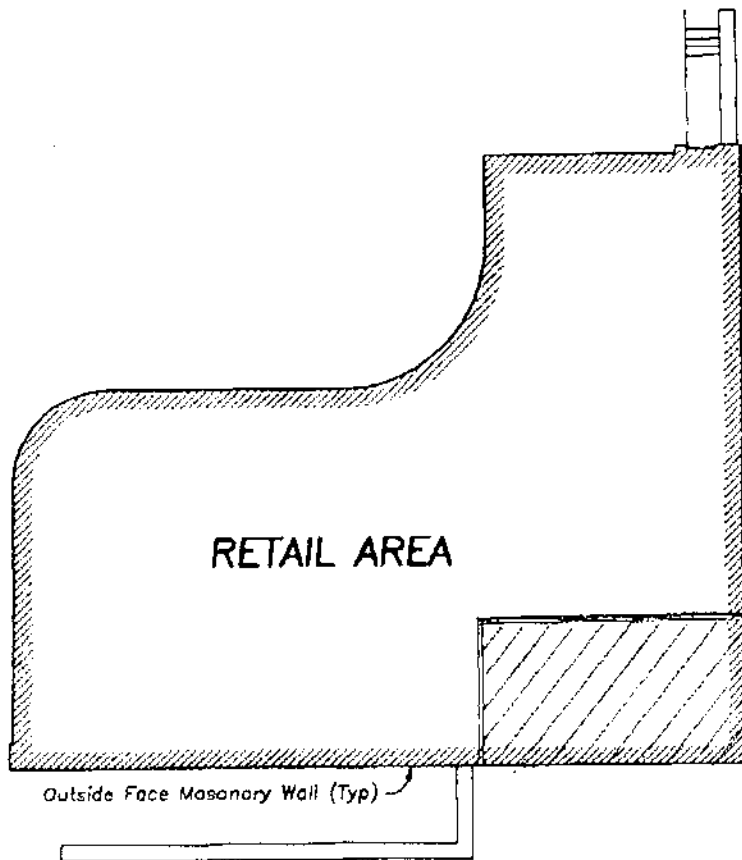
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 23 T10N R6E





SCALE: 1" = 20'



9TH STREET

"Q" STREET